

# Shoreline Environment Designations Purpose and Location Policy Paper

## **Proposals for SMP update**

### **Proposed Goals & Policies**

Proposed changes to existing purpose and location criteria for each shoreline designation are included in a separate document entitled “Purpose and Location Language for Environment Designations,” dated August 20, 2008.

In addition to other changes, the Urban Stable environment is proposed to be renamed the Urban Mixed Use (UMX) environment to better clarify the purpose of this zone.

### **Proposed Location Changes**

Proposed changes to the location of existing shoreline environments are described below. The location of specific proposals is shown on the map entitled “Proposed Changes to Shoreline Environment Designations.”

#### General

- Based on the characterization report, apply the most appropriate environmental designations to publicly-owned land with high quality habitat or high potential for restoration. The proposed changes include re-designating areas 1, 8, 9, 14, 18, 19, 20, 21 to Conservation Preservation.
- Re-designate certain areas in the former Urban Stable environment (now Urban Mixed Use) based on current uses and site characteristics. The proposed changes include areas 4 and 6.
- Expand the shoreline jurisdiction to include shoreline-associated wetlands, as authorized by WAC 173-26. Designate newly-added wetland areas as Conservation Preservation (2, 10, 13).
- Change dry and submerged land at marinas to Conservancy Management for consistency with the rest of Seattle’s marinas (3, 15).
- To more clearly differentiate between Conservancy Management and Conservancy Recreation, change parks with boat ramps and no major overwater boat storage from CM to CR (10, 11, 12).

- Change Elliott Bay parks from Conservancy Management to Conservancy Recreation in recognition of new waterfront trails and restored ecological function (16, 17).
- Clean up slivers where overlying shoreline environments conflict with or unnecessarily complicate underlying zoning (5, 7).

**Specific Proposals:**

1. Change designation from CN to CP for submerged lands between Golden Gardens and the northern city limit.
2. Expand shoreline jurisdiction upstream to capture the associated wetlands of Pipers Creek (CP).
3. Change dry and submerged land at Shilshole Bay Marina from US to CM for consistency with other marinas.
4. Change the Environment Designation from US to UR and the underlying zoning to single-family residential in the predominantly residential area along north Salmon Bay.
5. South of the locks, change a sliver of UR to UM where a conflict exists between the shoreline environment and the underlying zoning.
6. Change the south side of the Fremont cut from US to UG for consistency with the north side, and to reflect the impracticality of water-related uses along this shoreline.
7. Clean up several slivers in Eastlake where underlying zoning and overlying shoreline environments don't line up.
8. Change Matthews Beach Park dry and submerged land from CR to CP to protect creek mouth and high quality shallow-water habitat.
9. East of NOAA's pier, change submerged land from CM to CP.
10. At the Magnuson boat ramp area, change dry and submerged land from CM to CR for consistency with other recreation areas. Extend shoreline jurisdiction upland to capture associated Magnuson's wetlands and designate these new areas as CP.
11. Change Windermere Park from CM to CR for consistency with other recreation areas.

12. Change Laurelhurst Beach Club from CM to CR for consistency with other recreation areas.
13. Extend shoreline jurisdiction upland to capture the associated wetlands on UW property and designate these new areas as CP.
14. On submerged land northwest of Elliott Bay Marina, change high quality habitat reach from CR to CP.
15. At Elliott Bay Marina, change upland area from UR to CM for consistency with other marinas.
16. On submerged land adjacent to Myrtle Edwards (south of grain elevators), convert CM to CR in recognition of multiple beach restoration areas and waterfront trail.
17. On dry and submerged land at Seacrest Park, change CM to CR.
18. Change dry and submerged land at Herring's House Park from CR and CN to CP to protect the recently restored intertidal habitat area.
19. Change submerged land at Madrona Park from CR to CP to better protect undeveloped shoreline.
20. Change submerged public land along Lake Washington Blvd from CR to CP.
21. Change dry and submerged land at Beer Sheva from CR to CP to protect high quality habitat.

## **State Guidelines**

WAC 173-26-191 (1) (d) summarizes the general purpose of shoreline environment designations and WAC 173-26-221, Environment Designation System, provides detailed guidance on the process of creating these designations as well as specific standards for different types of designations.

Seattle Municipal Code 23.60.220 summarizes the purpose and location criteria for each of the 11 shoreline designations (Conservancy Navigation, Conservancy Preservation, Conservancy Recreation, Conservancy Management, Conservancy Waterway, Urban Residential, Urban Stable, Urban Harborfront, Urban Maritime, Urban General, and Urban Industrial). Seattle Municipal Code 23.60.240 through 23.60.882 provides specific use and development standards for each environment.